

# Briarcraft

## PROPERTY IMPROVEMENTS

3468 HOLICONG ROAD, DOYLESTOWN, PA



# Briarcroft

## PROPERTY IMPROVEMENTS

### EXTERIOR

- Zuri Deck built, inclusive of speakers
- Stone ruins remodeled into an outdoor room with stonework, gate, hidden speakers, and firepit
- Custom dog-run constructed
- New split rail fence around property
- Playground area created
- Norwegian spruces planted along property line to shield in the back and the front
- Backyard regraded, creating more yard
- Slate steps installed to barn front door
- Rerouted and paved driveway and courtyard with Belgian block accents

# *Briarcroft*

## PROPERTY IMPROVEMENTS

### **POOL**

- New tile and plaster
- New equipment
- New decking Landscaping including creating creek bed to keep rainwater out
- New fence
- Trees removed
- Speaker system connected to smart home system
- Above ground propane tank removed, installed a line to underground tank by deck

# *Briarcroft*

## PROPERTY IMPROVEMENTS

### **INTERIOR BARN – 1ST FLOOR**

- Walls cleaned and sealed
- Half-bath added
- Custom built-ins installed
- Fireplace installed
- Cable / Internet
- Speakers added

# *Briarcroft*

## PROPERTY IMPROVEMENTS

### **INTERIOR BARN – 2ND FLOOR**

- Control panel and speakers added

### **INTERIOR BARN – 3RD FLOOR**

- Shower room created
- New Bathroom fixtures

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## PROPERTY IMPROVEMENTS

### **INTERIOR NEW SPACE IN BETWEEN BARN & FARMHOUSE**

- New bathroom fixtures
- Laundry room shelving and built-in table added
- Ceiling fan added in bedroom
- Ceiling fans added in office and game room (+ light fixture)
- Gate at top of stairs installed
- Cabana area finished with a bathroom, reclaimed barn wood walls & beams, and bar with built in icemaker, refrigerator, and trash
- Door to farmhouse installed

# *Briarcroft*

## PROPERTY IMPROVEMENTS

### **INTERIOR FARMHOUSE**

- Added ductless A/C
- New oil tank in basement
- Partially remodeled both bathrooms
- New washer / dryer
- New faux slate roof replacement